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SAN FRANCISCO HOUSING AUTHORITY

**MODERNIZATION
NEEDS
INVENTORY**

INSTITUTE OF GOVERNMENTAL
STUDIES LIBRARY

MAY 29 1985

UNIVERSITY OF CALIFORNIA

MARCH 1985

REVISED MAY 1985

SAN FRANCISCO HOUSING AUTHORITY
MODERNIZATION NEEDS SURVEY
MARCH 1985

This document catalogs the identified physical problems present at each Authority public housing complex. Information regarding these items has been provided by residents and Authority management, maintenance, social and modernization staffs. As conditions at these projects are continuously changing and as not everyone who is knowledgeable about these projects has yet to report their observations, this document does not pretend to list all of the existing problems. Revisions, therefore, will be made to this report as additional problems develop and as listed problems are corrected.

To put the scope of these problems into context, an estimated cost to address these conditions has been developed. It should be noted, however, that in many cases these cost estimates are initial projections. As a detailed analysis of each problem is made and appropriate solutions developed, these estimates will be refined.

PROJECT	HEALTH AND SAFETY	DETERIORATION								LIVEABILITY	MANAGEABILITY				ESTIMATED COST
	CODES GAS REPAIRS APT. SECURITY SITE SECURITY	BOILERS PLUMBING ELECTRICAL ROOFS ELEVATORS APT. REPAIRS MAIL BOXES GARBAGE CHUTES WINDOWS EXTERIOR REPAIRS EXTERIOR PAINT SITE REPAIRS COMMUNITY SPACES							APT. MODERNIZE HANDICAPPED PRIVATE YARDS LANDSCAPE PLAY AREAS COMMUNITY SPACE CHILD CARE	PUBLIC AREA REDESIGN CHANGE UNIT SIZES IRRIGATION RE-DO PARKING UPGRADE OFFICES CHANGE METERING					
1-1	256,000	1,138,000								920,000	114,000	2,428,000			
1-2	1,014,000	7,665,000								3,576,000	1,524,000	13,779,000			
1-3	2,649,000	8,802,000								7,430,000	1,037,000	19,918,000			
1-4	647,000	2,944,000								746,000	598,000	4,935,000			
1-5	390,000	1,638,000								2,746,000	4,819,000	9,593,000			
1-8	549,000	1,194,000								689,000	251,000	2,683,000			
1-9	165,000	481,000								410,000	218,000	1,274,000			
1-10	423,000	1,908,000								3,696,000	4,092,000	10,119,000			
1-11	561,000	3,101,000								2,750,000	412,000	6,824,000			
1-15	491,000	2,194,000								2,530,000	226,000	5,441,000			
1-16	611,000	2,416,000								3,108,000	557,000	6,692,000			
1-17A (E)	-0-	-0-								-0-	-0-	-0-			
1-17A (W)	-0-	168,000								48,000	-0-	216,000			
1-17B	324,000	2,715,000								1,667,000	2,372,000	7,078,000			
1-18 (1)	40,000	629,000								-0-	-0-	669,000			
1-18 (2) E	2,930,000	6,300,000								8,270,000	2,300,000	19,800,000			
1-18 (2) W	3,430,000	6,990,000								9,350,000	2,530,000	22,300,000			
1-18 (3)	384,000	293,000								483,000	257,000	1,417,000			
1-18 (4)	746,000	1,520,000								5,623,000	240,000	7,529,000			
1-18 (5)	-0-	-0-								-0-	-0-	-0-			
1-18 (6)	360,000	2,371,000								1,979,000	548,000	5,258,000			
1-18 (7)	1,390,000	3,847,000								4,250,000	1,255,000	10,742,000			
1-18 (7) A	160,000	3,000								227,000	18,000	408,000			
1-18 (10)	97,000	780,000								-0-	-0-	877,000			
1-18 (13)	40,000	557,000								-0-	-0-	597,000			
1-19 (1)	85,000	250,000								-0-	-0-	335,000			
1-19 (2)	45,000	725,000								-0-	-0-	770,000			
1-20	47,000	432,000								-0-	-0-	479,000			
1-21	78,000	353,000								-0-	-0-	431,000			
1-23	34,000	105,000								-0-	-0-	139,000			
1-27	100,000	602,000								8,000	-0-	710,000			
1-28	30,000	96,000								-0-	-0-	126,000			
1-29	31,000	302,000								-0-	-0-	333,000			
1-30 A	52,000	462,000								18,000	-0-	532,000			
1-30 B	-0-	-0-								-0-	-0-	-0-			
1-30 C	-0-	-0-								-0-	-0-	-0-			
1-31	39,000	327,000								-0-	6,000	372,000			
1-32	45,000	651,000								-0-	-0-	696,000			
1-33	6,000	4,000								2,000	-0-	12,000			
1-34	5,000	30,000								18,000	3,000	56,000			
1-34	23,000	81,000								14,000	-0-	118,000			
1-34	23,000	156,000								18,000	16,000	213,000			
1-35	14,000	82,000								3,000	-0-	99,000			
1-35	20,000	172,000								10,000	16,000	218,000			
1-36	24,000	24,000								-0-	-0-	48,000			
1-37	95,000	38,000								-0-	-0-	133,000			
1-39 A	35,000	39,000								6,000	-0-	80,000			
1-39 B	10,000	70,000								-0-	-0-	80,000			
TOTAL ESTIMATED COST	17,898,000	64,655,000								60,595,000	23,409,000	166,557,000			

*SEE SPECIFIC INVENTORY SHEET FOR ADDITIONAL INFORMATION

MODERNIZATION INVENTORY

PROJECT: HOLLY COURTS CAL 1-1 DATE: 5/14/85
YEAR CONSTRUCTED: 1940 YEAR COMPREHENSIVELY MODERNIZED: N/A
OCCUPANCY: Families (few elderly) TYPE OF ROOF: Built-Up
NUMBER OF UNITS: 118 HEATING SYSTEM: Individual Console Htrs
NUMBER OF BUILDINGS: 10 HOT WATER SYSTEM: Solar-Central Boiler
BUILDING TYPES: 2 Story UTILITY ARRANGEMENT: Individual Meters
BUILDING CONSTRUCTION: Concrete NUMBER OF ELEVATORS: 0
SITE DESCRIPTION: 1 Sloping Block COMMUNITY BUILDING/SPACE: Yes

IMPROVEMENTS REQUIRED

HEALTH AND SAFETY ITEMS

Provide Second Means of Egress	\$	118,000	
Apartment Smoke Detectors		24,000	
Pest Extermination		12,000	
Additional Exterior Lighting	\$	59,000	<u>213,000x20%= 256,000</u>

DETERIORATION REPAIRS

Kitchen Flooring	\$	118,000	
Kitchen Countertops and Cabinet Doors		236,000	
Apartment Painting		177,000	
Exterior Painting		118,000	
Tile for Tub Walls		118,000	
Upgrade Electrical System		118,000	
Upgrade One Hot Water Boiler		5,000	
Replace Signs		12,000	
Repair Fencing		36,000	
Leaks in Community Room	\$	10,000	<u>948,000x20%=1,138,000</u>

ITEMS TO IMPROVE LIVEABILITY

Provide Private Rear Yards	\$	236,000	
Provide Forced Air Heating System		236,000	
Upgrade Landscaping		118,000	
Upgrade Play Areas		59,000	
Doors For Closets	\$	118,000	<u>767,000x20%= 920,000</u>

ITEMS TO IMPROVE MANAGEABILITY

Provide Irrigation System	\$	<u>95,000x20%= 114,000</u>
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ESTIMATED COST OF REQUIRED IMPROVEMENTS:

\$ 2,428,000

MODERNIZATION INVENTORY

PROJECT: POTRERO TERRACE CAL 1-2 DATE: 5/14/85

YEAR CONSTRUCTED: <u>1941</u>	YEAR COMPREHENSIVELY MODERNIZED: <u>N/A</u>
OCCUPANCY: <u>Families</u>	TYPE OF ROOF: <u>Tile</u>
NUMBER OF UNITS: <u>469</u>	HEATING SYSTEM: <u>Hot Water Boiler</u>
NUMBER OF BUILDINGS: <u>39</u>	HOT WATER SYSTEM: <u>Central Boiler</u>
BUILDING TYPES: <u>2-1/2 Story</u>	UTILITY ARRANGEMENT: <u>Elec Check&Ind Gs</u>
BLDG CONSTRUCTION: <u>Concrete</u>	NUMBER OF ELEVATORS: <u>0</u>
SITE DESCRIPTION: <u>17.2 Steep</u> <u>Acres</u>	COMMUNITY BUILDING/SPACE: <u>Yes Sml</u>

IMPROVEMENTS REQUIRED

HEALTH AND SAFETY ITEMS

Apartment Smoke Detectors	\$	94,000	
Provide Second Means of Egress		469,000	
Pest Extermination		47,000	
Additional Exterior Lighting		235,000	
Gas Lines (funded)	\$		<u>845,000x20%=1,014,000</u>

DETERIORATION REPAIRS

Major Boiler Repairs	\$	355,000	
Thermostatic Control Valves		188,000	
Rpr Kitchen Cabinet Doors and Shelves		938,000	
Replace Wood Windows (1/2 Project)		469,000	
Apartment Floors		704,000	
Apartment Painting		469,000	
Repair Wiring		1,500,000	
Repair Leaks From Balconies		100,000	
Soil Erosion		300,000	
Repair Fencing		141,000	
Repair Bathrooms - Tile Over Tubs		469,000	
Exterior Electrical System		469,000	
Repair Doors and Locks	\$	285,000	<u>6,387,000x20%=7,665,000</u>

ITEMS TO IMPROVE LIVEABILITY

Upgrade Landscaping	\$	469,000	
Upgrade Play Areas		235,000	
Upgrade Parking Area		300,000	
Bedroom Closet Doors		469,000	
Convert to Individual Forced Air Heat		938,000	
Convert to Individual Water Heaters		469,000	
Upgrade Building Public Areas	\$	100,000	<u>2,980,000x20%=3,576,000</u>

ITEMS TO IMPROVE MANAGEABILITY

Upgrade Offices	\$	10,000	
Reduce Number of One BR Units		200,000	
Provide Irrigation		375,000	
Convert to Individual Metering	\$	685,000	<u>1,270,000x20%=1,524,000</u>

ESTIMATED COST OF REQUIRED IMPROVEMENTS:

13,779,000

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MODERNIZATION INVENTORY

PROJECT: SUNNYDALE CAL 1-3 DATE: 5/14/85

YEAR CONSTRUCTED: 1941 YEAR COMPREHENSIVELY MODERNIZED: N/A
OCCUPANCY: Families TYPE OF ROOF: Tiles
NUMBER OF UNITS: 767 HEATING SYSTEM: Console Space Heaters
NUMBER OF BUILDINGS: 91 HOT WATER SYSTEM: Individual Water Htrs
BUILDING TYPES: Town Houses UTILITY ARRANGEMENT: Check Meters
BUILDING CONSTRUCTION: Concrete NUMBER OF ELEVATORS: None
SITE DESCRIPTION: 7.8 Sloping Acres COMMUNITY BUILDING/SPACE: Yes

IMPROVEMENTS REQUIRED

HEALTH AND SAFETY ITEMS

Improve Door Security	\$ 460,000	
Apartment Smoke Detectors	154,000	
Provide Second Means of Egress	772,000	
Replace Gas Lines	360,000	
Pest Extermination	77,000	
Additional Site Lighting	\$ 384,000	<u>2,207,000x20%= 2,649,000</u>

DETERIORATION REPAIRS

Repipe units	\$1,600,000	
Kitchen Counter Tops	386,000	
Electrical System	767,000	
Underground Water lines Leak	300,000	
Kitchen Cabinet Doors and Shelves	1,534,000	
Tile Roofs Leaking	200,000	
Correct Soil Erosion	100,000	
Replace Missing Signs	77,000	
Repair Community Space Doors & Stage	20,000	
Office Flooring and Electrical System	5,000	
Repair Cyclone Fencing	230,000	
Gas and Electric Check Meters	150,000	
Repair Public Restrooms	5,000	
Apartment Flooring	1,151,000	
Repair Windows	350,000	
Repairs to Doors & Hardware	\$ 460,000	<u>7,335,000x20%= 8,802,000</u>

ITEMS TO IMPROVE LIVEABILITY

New Heating System (Forced Air)	\$1,534,000	
Private Yards For Tenants	1,534,000	
Upgrade Landscaping	767,000	
Provide Showers Over Tubs	1,155,000	
Provide Closet Doors	767,000	
Provide Additional Recreation Equip.	385,000	
Provide Public Laundry	\$ 50,000	<u>6,192,000x20%= 7,430,000</u>

ITEMS TO IMPROVE MANAGEABILITY

Irrigation System	\$ 614,000	
Demolish Old Wash Houses	20,000	
Additional Larger Units Needed	N/A	
Stripe Parking Lots	30,000	
Reduce the Number of Small Units	\$ 200,000	<u>864,000x20%= 1,037,000</u>

ESTIMATED COST OF REQUIRED IMPROVEMENTS:

\$ 19,918,000

MODERNIZATION INVENTORY

PROJECT:	VALENCIA GARDENS	CAL 1-4	DATE: <u>5/14/85</u>
YEAR CONSTRUCTED:	<u>1942</u>	YEAR COMPREHENSIVELY MODERNIZED:	<u>N/A</u>
OCCUPANCY:	<u>Families</u>	TYPE OF ROOF:	<u>Built-Up</u>
NUMBER OF UNITS:	<u>246</u>	HEATING SYSTEM:	<u>Hot Water Boiler</u>
NUMBER OF BUILDINGS:	<u>11</u>	HOT WATER SYSTEM:	<u>Solar&Centrl Boiler</u>
BUILDING TYPES:	<u>3 Story</u>	UTILITY ARRNGEMENT:	<u>Elec Check Meters</u>
BLDG CONSTRUCTION:	<u>Concrete</u>	NUMBER OF ELEVATORS:	<u>0</u>
SITE DESCRIPTION:	<u>5 Flat Acres</u>	COMMUNITY BUILDING/SPACE:	<u>Yes</u>

IMPROVEMENTS REQUIRED

HEALTH AND SAFETY ITEMS

Apartment Smoke Detectors	\$ 50,000	
Pest Extermination	25,000	
Fire Sprinkler System	263,000	
Gas Line Leaks	\$ 200,000	<u>538,000x20%=647,000</u>

DETERIORATION REPAIRS

Paint Public Stairs	\$ 125,000	
Apartment Painting	369,000	
Apartment Flooring	369,000	
Tile Bath Tub Walls	246,000	
Mail Boxes	75,000	
Repair Meeting Rooms	10,000	
Kitchen Cabinet Doors and Shelves	495,000	
Major Boiler Work	243,000	
Thermostatic Control Valves	99,000	
Upgrade Parking Lots	100,000	
Repair Fencing	75,000	
Upgrade Electrical System	\$ 246,000	<u>2,453,000x20%=2,944,000</u>

ITEMS TO IMPROVE LIVEABILITY

Upgrade Play Equipment	\$ 130,000	
Closet Doors	246,000	
Upgrade Landscaping	\$ 246,000	<u>622,000x20%=746,000</u>

ITEMS TO IMPROVE MANAGEABILITY

Provide Irrigation System	\$198,000	
Reduce Number of One Bedroom Units	\$300,000	<u>498,000x20%=598,000</u>

ESTIMATED COST OF REQUIRED IMPROVEMENTS:

\$ 4,935,000

MODERNIZATION INVENTORY

PROJECT:	BERNAL DWELLINGS	CAL 1-5	DATE: 5/14/85
YEAR CONSTRUCTED: 1953		YEAR COMPREHENSIVELY MODERNIZED: N/A	
OCCUPANCY: Families		TYPE OF ROOF: Built-Up	
NUMBER OF UNITS: 208		HEATING SYSTEM: Forced Dir & Wall Htr	
NUMBER OF BUILDINGS: 13		HOT WATER SYSTEM: Indv WH & Cent Blr	
BUILDING TYPES: 3 & 9 Story		UTILITY ARRNGEMENT: Elec Check Meters	
BLDG CONSTRUCTION: Wd & Concr		NUMBER OF ELEVATORS: 1	
SITE DESCRIPTION: 1 Semi-Flat Block		COMMUNITY BUILDING/SPACE: Yes	

IMPROVEMENTS REQUIRED

HEALTH AND SAFETY ITEMS

Apartment Smoke Detectors	\$ 42,000	
Fire Sprinkler System	154,000	
Emergency Exit Lighting	4,000	
Pest Extermination	21,000	
Additional Site Lighting	\$ 104,000	<u>325,000x20%=390,000</u>

DETERIORATION REPAIRS

Apartment Flooring	\$ 312,000	
Apartment Painting	312,000	
Upgrade Electrical System	208,000	
Paint Interior Public Areas	50,000	
Mail Boxes	63,000	
Upgrade Public Laundry	10,000	
Upgrade Meeting Rooms	10,000	
Repair Fencing	62,000	
Upgrade Boilers	13,000	
Highrise Building Garbage Chute	100,000	
Repair Windows	100,000	
Repair Doors and Locks	\$ 125,000	<u>1,365,000x20%=1,638,000</u>

ITEMS TO IMPROVE LIVEABILITY

Upgrade Play Areas	\$ 104,000	
Upgrade Landscaping	208,000	
Modernize Kitchens	1,456,000	
Provide Showers and Tile Tub Walls	312,000	
Closet Doors	\$ 208,000	<u>2,288,000x20%=2,745,000</u>

ITEMS TO IMPROVE MANAGEABILITY

Provide Irrigation System	\$ 166,000	
Reduce Number of 1 BR Units	200,000	
Relocate Public Stairs to Exterior	3,000,000	
Convert Lwr HRise Floors to Walk-Ups	500,000	
Redo Parking Lots	100,000	
Redesign Highrise Entrance Lobby	\$ 50,000	<u>4,016,000x20%=4,819,000</u>

ESTIMATED COST OF REQUIRED IMPROVEMENTS:

\$ 9,593,000

MODERNIZATION INVENTORY

PROJECT: WESTSIDE COURTS CAL 1-8 DATE: 5/14/85

YEAR CONSTRUCTED: 1943 YEAR COMPREHENSIVELY MODERNIZED: N/A
OCCUPANCY: Families & Elderly TYPE OF ROOF: Built-Up
NUMBER OF UNITS: 136 HEATING SYSTEM: Indv. Wall Heaters
NUMBER OF BUILDINGS: 6 HOT WATER SYSTEM: Central Wtr Heaters
BUILDING TYPES: 3 Story UTILITY ARRANGEMENT: Gas & Elec. Ck.Mtr
BUILDING CONSTRUCTION: Concrete NUMBER OF ELEVATORS: 0
SITE DESCRIPTION: 1 Sloping Block COMMUNITY BUILDING/SPACE: No

IMPROVEMENTS REQUIRED

HEALTH AND SAFETY ITEMS

Smoke Detectors In Units	28,000	
Fire Sprinkler System	145,000	
Pest Extermination	14,000	
Replace Exterior Gas Lines	270,000	
	<u>457,000</u>	x 20% = <u>549,000</u>

DETERIORATION REPAIRS

Upgrade Water Heaters	20,000	
Kitchen Cabinet Shelves, Doors, Tops	272,000	
Interior Water Pipes	272,000	
Apartment Flooring	204,000	
Apartment Painting	136,000	
Repair Gabage Chute Doors	20,000	
Mailboxes	41,000	
Replace Medicine Cabinets	30,000	
	<u>995,000</u>	x 20% = <u>1,194,000</u>

ITEMS TO IMPROVE LIVEABILITY

Install Showers and Tile Walls	204,000	
Closet Doors	136,000	
Upgrade Play Areas	68,000	
Upgrade Landscaping	136,000	
Rehabilitate Community Spaces	30,000	
	<u>574,000</u>	x 20% = <u>689,000</u>

ITEMS TO IMPROVE MANAGEABILITY

Irrigation System	109,000	
Redo Parking Lots	50,000	
Secure Roofs	50,000	
	<u>209,000</u>	x 20% = <u>251,000</u>

ESTIMATED COST OF REQUIRED IMPROVEMENTS:

\$ 2,683,000

MODERNIZATION INVENTORY

PROJECT: WESTBROOK APARTMENTS CAL 1-9

DATE: 5/14/85

YEAR CONSTRUCTED: 1956 YEAR COMPREHENSIVELY MODERNIZED: 1981
OCCUPANCY: Families TYPE OF ROOF: Built-Up
NUMBER OF UNITS: 226 HEATING SYSTEM: Forced Air & Wall Htrs
NUMBER OF BUILDINGS: 37 HOT WATER SYSTEM: Indv. Water Heaters
BUILDING TYPES: 2 Story Twn.hse. UTILITY ARRANGEMENT: Individually Mtrd
BUILDING CONSTRUCTION: Concrete NUMBER OF ELEVATORS: 0
SITE DESCRIPTION: 19.1 Steep Acres COMMUNITY BUILDING/SPACE: Yes

IMPROVEMENTS REQUIRED

HEALTH AND SAFETY ITEMS

Provide Security Window Grills by Doors \$ 114,000
Pest Extermination \$ 23,000 137,000x20%= 165,000

DETERIORATION REPAIRS

Repair Fencing \$ 68,000
Roofing 113,000
Repair Community Space 10,000
Remove Grafitti at Community Space 10,000
Repair Lavatories 100,000
Repair Structural Concrete Damage \$ 100,000 401,000x20%=481,000

ITEMS TO IMPROVE LIVEABILITY

Upgrade Site Landscaping \$ 226,000
Upgrade Play Equipment \$ 115,000 341,000x20%=410,000

ITEMS TO IMPROVE MANAGEABILITY

Provide Irrigation System \$ 181,000x20%=218,000

ESTIMATED COST OF REQUIRED IMPROVEMENTS:

\$ 1,274,000

MODERNIZATION INVENTORY

PROJECT: POTRERO ANNEX CAL 1-10 DATE: 5/14/85

YEAR CONSTRUCTED: 1955 YEAR COMPREHENSIVELY MODERNIZED: N/A
OCCUPANCY: Families TYPE OF ROOF: Built-Up
NUMBER OF UNITS: 137 HEATING SYSTEM: Indv Wall Heaters
NUMBER OF BUILDINGS: 23 HOT WATER SYSTEM: Central Water Htrs
BUILDING TYPES: 2-1/2 Story UTILITY ARRANGEMENT: Elec Check Meters
BLDG CONSTRUCTION: Wd Frame NUMBER OF ELEVATORS: 0
SITE DESCRIPTION: 9.2 Steep COMMUNITY BUILDING/SPACE: Only Childcr
 Acres

IMPROVEMENTS REQUIRED

HEALTH AND SAFETY ITEMS

Apartment Smoke Detectors	\$ 28,000	
Pest Extermination	14,000	
Additional Exterior Lighting	60,000	
Better Door and Window Security	\$ 250,000	<u>352,000x20%=423,000</u>

DETERIORATION REPAIRS

Replace Water Pipes	\$ 420,000	
Replace Wood Windows	280,000	
Upgrade Electrical System	350,000	
Apartment Flooring	210,000	
Repair Fencing	50,000	
Interior Painting	\$ 280,000	<u>1,590,000x20%=1,908,000</u>

ITEMS TO IMPROVE LIVEABILITY

Modernize Kitchens	\$ 960,000	
Install Showers and Wall Tile	210,000	
Convert to Forced Air Heating	280,000	
Convert to Individual Water Heaters	140,000	
Provide Private Yards	280,000	
Upgrade Landscaping	1,000,000	
Upgrade Play Areas	70,000	
Provide Closet Doors	\$ 140,000	<u>3,080,000x20%=3,696,000</u>

ITEMS TO IMPROVE MANAGEABILITY

Provide Irrigation	\$ 110,000	
Convert to Individual Metering	2,000,000	
Remv Wd Blcnies-Instl Fire Escapes	1,000,000	
Reduce Number of 1 BR Units	}	
Improve or Remove Garden Apartments	}	200,000
Mothball Non-rentable Isolated Units	}	
Provide Additional Site Fencing	\$ 100,000	<u>3,410,000x20%=4,092,000</u>

ESTIMATED COST OF REQUIRED IMPROVEMENTS:

\$ 10,119,000

MODERNIZATION INVENTORY

PROJECT:	NORTH BEACH	CAL 1-11	DATE: <u>3/8/85</u>
YEAR CONSTRUCTED: <u>1952</u>		YEAR COMPREHENSIVELY MODERNIZED: <u>N/A</u>	
OCCUPANCY: <u>Families</u>		TYPE OF ROOF: <u>Built-Up</u>	
NUMBER OF UNITS: <u>229</u>		HEATING SYSTEM: <u>Steam Boilers</u>	
NUMBER OF BUILDINGS: <u>13</u>		HOT WATER SYSTEM: <u>Central Boiler</u>	
BUILDING TYPES: <u>3 Story</u>		UTILITY ARRNGEMENT: <u>Elec Check Meters</u>	
BLDG CONSTRUCTION: <u>Concrete</u>		NUMBER OF ELEVATORS: <u>0</u>	
SITE DESCRIPTION: <u>4.6 Flat</u>		COMMUNITY BUILDING/SPACE: <u>Yes</u>	
<u>Acres</u>			

IMPROVEMENTS REQUIRED

HEALTH AND SAFETY ITEMS

Apartment Smoke Detectors	\$ 46,000	
Repl Wdw Grills in Slpng Rms	40,000	
Fire Sprinkler System Needed	244,000	
Pest Extermination	23,000	
Additional Exterior Lighting	\$ 115,000	<u>468,000x20%=561,000</u>

DETERIORATION REPAIRS

Major Boiler Repairs	\$ 185,000	
Thermostatic Control Valves	92,000	
Bathroom Tub Walls	229,000	
Wood Windows In Poor Condition	458,000	
Repair Apartment Leak Damage	50,000	
Apartment Painting	345,000	
Apartment Flooring	345,000	
Mail Boxes	69,000	
Balcony Drains Get Stopped up	100,000	
Replace Signs	23,000	
Repair Fencing	69,000	
Bathrm Leaks from Toilets above	115,000	
Balcony-Wall Flashing	60,000	
Upgrade Electrical System	344,000	
Repair Structural Concrete Damage	40,000	
Pave Parking Lots	\$ 60,000	<u>2,584,000x20%=3,101,000</u>

ITEMS TO IMPROVE LIVEABILITY

Showers Over Tubs	\$ 115,000	
Upgrading of Landscapping	229,000	
Upgrade Play Areas	115,000	
Modernize Kitchens	1,603,000	
Doors for Closets	\$ 229,000	<u>2,291,000x20%=2.750,000</u>

ITEMS TO IMPROVE MANAGEABILITY

Provide an Irrigation System	\$183,000	
Stripe Parking Lots	10,000	
Enclosures for Garbage Dumpsters	\$150,000	<u>343,000x20%=412,000</u>

ESTIMATED COST OF REQUIRED IMPROVEMENTS:	\$ 6,824,000
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MODERNIZATION INVENTORY

PROJECT: PING YUEN CAL 1-15 DATE: 5/14/85

YEAR CONSTRUCTED: <u>1952</u>	YEAR COMPREHENSIVELY MODERNIZED: <u>N/A</u>
OCCUPANCY: <u>Families & Elderly</u>	TYPE OF ROOF: <u>Built-Up</u>
NUMBER OF UNITS: <u>234</u>	HEATING SYSTEM: <u>Hot Water Boiler</u>
NUMBER OF BUILDINGS: <u>3</u>	HOT WATER SYSTEM: <u>Central Boiler</u>
BUILDING TYPES: <u>6 Story</u>	UTILITY ARRANGEMENT: <u>Elec Check Meters</u>
BLDG CONSTRUCTION: <u>Concrete</u>	NUMBER OF ELEVATORS: <u>4</u>
SITE DESCRIPTION: <u>3 Sloping</u> <u>Sites</u>	COMMUNITY BUILDING/SPACE: <u>Yes</u>

IMPROVEMENTS REQUIRED

HEALTH AND SAFETY ITEMS

Apartment Smoke Detectors	47,000
Replace Window Grills In Sleeping Rms	20,000
Emergency Exit Lighting	12,000
Repair Fire Exit Doors	56,000
Install Fire Sprinkler System	250,000
Pest Extermination	24,000
	<u>409,000</u> x 20% = <u>491,000</u>

DETERIORATION REPAIRS

Exterior Painting	234,000
Replace Wood Windows	468,000
Replace Missing Signs	24,000
Rehab Boilers	160,000
Thermostatic Control Valves	94,000
Interior Painting	234,000
Upgrade Apartment Doors	145,000
Apartment Flooring	234,000
Upgrade Electrical System	235,000
	<u>1,828,000</u> x 20% = <u>2,194,000</u>

ITEMS TO IMPROVE LIVEABILITY

Modernize Kitchens	} 1,639,000
Ventilation For Kitchens	}
Showers Over Tubs	118,000
Upgrade Play Areas	117,000
Provide Closet Doors	234,000
	<u>2,108,000</u> x 20% = <u>2,530,000</u>

ITEMS TO IMPROVE MANAGEABILITY

Provide Irrigation System	188,000
	<u>188,000</u> x 20% = <u>226,000</u>

ESTIMATED COST OF REQUIRED IMPROVEMENTS:

\$ 5,441,000

MODERNIZATION INVENTORY

PROJECT: ALEMANY CAL 1-16 DATE: 5/14/85

YEAR CONSTRUCTED: 1955 YEAR COMPREHENSIVELY MODERNIZED: N/A
OCCUPANCY: Families TYPE OF ROOF: Built-Up
NUMBER OF UNITS: 158 HEATING SYSTEM: Individual Wall Heaters
NUMBER OF BUILDINGS: 25 HOT WATER SYSTEM: Indv. Water Htrs.
BUILDING TYPES: 2 & 3 Story UTILITY ARRANGEMENT: Check Meters
BUILDING CONSTRUCTION: Wood Frame NUMBER OF ELEVATORS: 0
SITE DESCRIPTION: 9.8 Acres Sloping COMMUNITY BUILDING/SPACE: Yes Sml.

IMPROVEMENTS REQUIRED

HEALTH AND SAFETY ITEMS

Remove Fixed Grills in sleeping rooms	\$	32,000	
Apartment Smoke Detectors		32,000	
Pest Extermination		16,000	
Additional Exterior Lighting		79,000	
Provide Stair Railing		50,000	
Replace Gas Lines	\$	300,000	<u>509,000x20%=611,000</u>

DETERIORATION REPAIRS

Replace Windows	\$	316,000	
Repair Flooring		237,000	
Repair Roof Leaks		158,000	
Water Heaters		158,000	
Repair Public Stairs and Balconies		500,000	
Repair Doors, Locks and Mail slots		95,000	
Remove Birds Under Roof Overhangs		25,000	
Exterior Painting		158,000	
Replace Signs		16,000	
Address Serious Soil Erosion		300,000	
Repair Cyclone Fencing	\$	50,000	<u>2,013,000x20%=2,416,000</u>

ITEMS TO IMPROVE LIVEABILITY

Modernize Kitchens		1,107,000	
Provide Showers		237,000	
Upgrade Electrical System		158,000	
Replace Wall Heaters With Forced Air		316,000	
Provide Public Laundry		50,000	
Upgrade Meeting Space		10,000	
Provide Private Yards		316,000	
Upgrade Landscaping		158,000	
Upgrade Play Areas		80,000	
Provide Closet Doors	\$	158,000	<u>2,590,000x20%=3,108,000</u>

ITEMS TO IMPROVE MANAGEABILITY

Replace Hardwood Floors with Tile	\$	337,000	
Provide Irrigation System	\$	127,000	<u>464,000x20%= 557,000</u>

ESTIMATED COST OF REQUIRED IMPROVEMENTS:

\$ 6,692,000

MODERNIZATION INVENTORY

PROJECT: HUNTERS POINT A WEST CAL 1-17 A

DATE: 3/8/85

YEAR CONSTRUCTED: 1953 YEAR COMPREHENSIVELY MODERNIZED: 1978/83
OCCUPANCY: Families TYPE OF ROOF: Built-Up
NUMBER OF UNITS: 133 HEATING SYSTEM: Forced Air/Wall Htrs
NUMBER OF BUILDINGS: 17 HOT WATER SYSTEM: Indv. Water Hts.
BUILDING TYPES: 2 & 3 Story UTILITY ARRANGEMENT: Individually Mtrd
BUILDING CONSTRUCTION: Wood Frame NUMBER OF ELEVATORS: 0
SITE DESCRIPTION: Steep Sloping COMMUNITY BUILDING/SPACE: Yes

IMPROVEMENTS REQUIRED

HEALTH AND SAFETY ITEMS

DETERIORATION REPAIRS

Repair Irrigation System	\$ 10,000
Repair Site Fencing	10,000
Repair Play Equipment	50,000
Remove Grafitti	20,000
Exterior Painting of Selected Areas	<u>\$ 50,000</u>

140,000x20% = 168,000

ITEMS TO IMPROVE LIVEABILITY

Provide Additional Irrigation	<u>\$ 40,000</u>	<u>40,000x20%= 48,000</u>
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ITEMS TO IMPROVE MANAGEABILITY

ESTIMATED COST OF REQUIRED IMPROVEMENTS:

\$ 216,000

17

MODERNIZATION INVENTORY

PROJECT: HUNTERS POINT A EAST CAL 1-17 A

DATE: 5/14/85

YEAR CONSTRUCTED: 1953 YEAR COMPREHENSIVELY MODERNIZED: 1984
OCCUPANCY: Families TYPE OF ROOF: Built-Up
NUMBER OF UNITS: 80 HEATING SYSTEM: Forced Air/Wall Htrs
NUMBER OF BUILDINGS: 10 HOT WATER SYSTEM: Indv. Water Htrs
BUILDING TYPES: 2 & 3 Story UTILITY ARRANGEMENT: Individually Mtrd
BUILDING CONSTRUCTION: Wood Frame NUMBER OF ELEVATORS: 0
SITE DESCRIPTION: Steep Sloping COMMUNITY BUILDING/SPACE: Yes

IMPROVEMENTS REQUIRED

HEALTH AND SAFETY ITEMS

DETERIORATION REPAIRS

ITEMS TO IMPROVE LIVEABILITY

ITEMS TO IMPROVE MANAGEABILITY

ESTIMATED COST OF REQUIRED IMPROVEMENTS:

NO FUNDS NEEDED

MODERNIZATION INVENTORY

PROJECT: HUNTERS POINT B CAL 1-17B DATE: 3/8/85

YEAR CONSTRUCTED: <u>1959</u>	YEAR COMPREHENSIVELY MODERNIZED: <u>N/A</u>
OCCUPANCY: <u>Families</u>	TYPE OF ROOF: <u>Built-Up</u>
NUMBER OF UNITS: <u>82</u>	HEATING SYSTEM: <u>Indv Wall Heaters</u>
NUMBER OF BUILDINGS: <u>9</u>	HOT WATER SYSTEM: <u>Bldg Water Heaters</u>
BUILDING TYPES: <u>2 & 3 Story</u>	UTILITY ARRNGEMENT: <u>Check Meters</u>
BLDG CONSTRUCTION: <u>Wood Frame</u>	NUMBER OF ELEVATORS: <u>0</u>
SITE DESCRIPTION: <u>7.6 Sloping</u> <u>Acres</u>	COMMUNITY BUILDING/SPACE: <u>No</u>

IMPROVEMENTS REQUIRED

HEALTH AND SAFETY ITEMS

Apartment Smoke Detectors	\$ 20,000	
Exterior Lighting	100,000	
Door and Window Security	\$ 150,000	<u>270,000x20%=324,000</u>

DETERIORATION REPAIRS

Repairs to Walls and Ceiling	\$ 240,000	
Windows	160,000	
Roofs	80,000	
Plumbing	250,000	
Apartment Flooring	246,000	
Apartment Painting	123,000	
Electrical	205,000	
Site Fencing	100,000	
Exterior Painting	82,000	
Mail Boxes	25,000	
Plumbing Fixtures	164,000	
Bathroom Accessories	41,000	
Kitchen Cabinets	246,000	
Site Gas System	\$ 300,000	<u>2,262,000x20%=2,715,000</u>

ITEMS TO IMPROVE LIVEABILITY

Showers and Tile Over Tubs	\$ 123,000	
Provide Handicapped Units	100,000	
Closet Doors	82,000	
Upgrade Landscaping	820,000	
Private Yards	164,000	
Community Space	\$ 100,000	<u>1,389,000x20%=1,667,000</u>

ITEMS TO IMPROVE MANAGEABILITY

Open Public Stairs	\$1,500,000	
Centralized Garbage Dumpsters	80,000	
Irrigation System	66,000	
Individual Gas & Electric Meters	330,000	<u>1,976,000x20=2,372,000</u>

ESTIMATED COST OF REQUIRED IMPROVEMENTS:

* Plans are almost completed to lease this project to a private developer for the required rehabilitation work and future management. No Authority funds should be therefore required for this project.

\$ 7,078,000 *

MODERNIZATION INVENTORY

PROJECT: 2451 SACRAMENTO ST. CAL 1-18(1) DATE: 5/14/85

YEAR CONSTRUCTED: <u>1966</u>	YEAR COMPREHENSIVELY MODERNIZED: <u>N/A</u>
OCCUPANCY: <u>Elderly</u>	TYPE OF ROOF: <u>Built-Up</u>
NUMBER OF UNITS: <u>98</u>	HEATING SYSTEM: <u>Hot Water Boiler</u>
NUMBER OF BUILDINGS: <u>1</u>	HOT WATER SYSTEM: <u>Central Boiler</u>
BUILDING TYPES: <u>11 Story</u>	UTILITY ARRANGEMENT: <u>Master Metered</u>
BUILDING CONSTRUCTION: <u>Concrete</u>	NUMBER OF ELEVATORS: <u>2</u>
SITE DESCRIPTION: <u>Sloping</u>	COMMUNITY BUILDING/SPACE: <u>Yes</u>

IMPROVEMENTS REQUIRED

HEALTH AND SAFETY ITEMS

Apartment Smoke Detectors	\$	20,000	
Emergency Exit Lighting		3,000	
Pest Extermination	\$	10,000	<u>33,000x20%=40,000</u>

DETERIORATION REPAIRS

Major Plumbing Problems	\$	294,000	
Apartment Painting		147,000	
Project Entrance Door		1,000	
Rear Fence In Need of Repair		5,000	
Elevator Emergency Phones		2,000	
Major Boiler Work		35,000	
Thermostatic Control Valves		40,000	<u>524,000x20%=629,000</u>

ITEMS TO IMPROVE LIVEABILITY

ITEMS TO IMPROVE MANAGEABILITY

ESTIMATED COST OF REQUIRED IMPROVEMENTS:

\$ 669,000

MODERNIZATION INVENTORY

PROJECT: <u>YERBA BUENA PLAZA EAST CAL 1-18(2)</u>	DATE: <u>5/14/85</u>
YEAR CONSTRUCTED: <u>1956</u>	YEAR COMPREHENSIVELY MODERNIZED: <u>N/A</u>
OCCUPANCY: <u>Families & Elderly</u>	TYPE OF ROOF: <u>Built-Up</u>
NUMBER OF UNITS: <u>276</u>	HEATING SYSTEM: <u>Hot Water Boiler</u>
NUMBER OF BUILDINGS: <u>11</u>	HOT WATER SYSTEM: <u>Central Boiler</u>
BUILDING TYPES: <u>3,6,&11 Stories</u>	UTILITY ARRANGEMENT: <u>Elect.Chck.Mtrs.</u>
BUILDING CONSTRUCTION: <u>Concrete</u>	NUMBER OF ELEVATORS: <u>5</u>
SITE DESCRIPTION: <u>Flat & Sloping</u> COMMUNITY BUILDING/SPACE: <u>Yes</u>	

IMPROVEMENTS REQUIRED

HEALTH AND SAFETY ITEMS

Complete Fire Sprinkler System	\$ 375,000	
Apartment Smoke Detectors	50,000	
Emergency Exit Lighting	15,000	
Earthquake Work	1,050,000	
Door and Window Security	500,000	
Exterior Lighting	76,000	
Modify Fire Escapes Per Code	145,000	
Remove Asbestos	200,000	
Pest Extermination	\$ 30,000	
		<u>2,441,000x20%=2,930,000</u>

DETERIORATION REPAIRS

Replace Boilers	\$1,000,000	
New Windows	570,000	
Rehab Elevators	570,000	
New Piping,Plmbg.Fixtures,Rpr.Leaks	1,500,000	
Apartment Flooring	415,000	
Apartment Painting	415,000	
Mail Boxes	85,000	
New Garbage Chutes	345,000	
Exterior Painting	\$ 350,000	
		<u>5,250,000x20%=6,300,000</u>

ITEMS TO IMPROVE LIVEABILITY

Modernize Kitchens	\$2,040,000	
Showers and Tile Over Tubs	485,000	
Provide Handicapped Units & Circulation	140,000	
Closet Doors	310,000	
Upgrade Play Equipment	250,000	
Upgrade Landscaping	290,000	
Private Yards	559,000	
Upgrade Laundry	248,000	
Mail Boxes	85,000	
Upgrade Electrical System	1,700,000	
Provide Bay Windows	725,000	
Upgrade Community Spaces	\$ 58,000	
		<u>6,899,000x20%=8,270,000</u>

ITEMS TO IMPROVE MANAGEABILITY

Reduce Number of 1 BR Units	\$ 100,000	
Close Off Upgr Fl.Corr./Seal Grn.Fl.Stor.Areas	168,000	
Provide Resident Manager Units	72,000	
Conv.HR. Lwr.Fl.to Wlk.Ups/Prvd.Lobbies to HR.	646,000	
Site Fencing	85,000	
Provide Irrigation System	235,000	
Open 3 Story Public Stairs	495,000	
Redo Parking Areas	95,000	
Upgrade Office Space	\$ 20,000	
		<u>1,916,000x20%=2,300,000</u>

ESTIMATED COST OF REQUIRED IMPROVEMENTS: |19,800,000 |

MODERNIZATION INVENTORY

PROJECT: YERBA BUENA PLAZA WEST CAL 1-18 (2) DATE: 5/14/85

YEAR CONSTRUCTED: 1956 YEAR COMPREHENSIVELY MODERNIZED: N/A
 OCCUPANCY: Families TYPE OF ROOF: Built-Up
 NUMBER OF UNITS: 332 HEATING SYSTEM: Hot Water Boiler
 NUMBER OF BUILDINGS: 18 (connected) HOT WATER SYSTEM: Central Boiler
 BUILDING TYPES: 3 & 11 Stories UTILITY ARRANGEMENT: Elect. Check Mtrs.
 BUILDING CONSTRUCTION: Concrete NUMBER OF ELEVATORS: 6
 SITE DESCRIPTION: 1 3/4 sloping Blocks COMMUNITY BLDG./SPACE: Bsmt Sp

IMPROVEMENTS REQUIRED

HEALTH AND SAFETY ITEMS

Complete Fire Sprinkler System	\$ 450,000	
Apartment Smoke Detectors	60,000	
Emergency Exit Lighting	20,000	
Modify Fire Escapes Per Code	175,000	
Earthquake Work	1,265,000	
Door and Window Security	600,000	
Remove Asbestos	250,000	
Pest Extermination	\$ 35,000	<u>2,855,000x20%=3,430,000</u>

DETERIORATION REPAIRS

Replace Boilers	\$1,150,000	
New Windows	670,000	
Rehab Elevators	640,000	
New Piping, Plmbg. Fixtures, Rpr. Leaks	1,500,000	
Apartment Flooring	500,000	
Apartment Painting	500,000	
New Garbage Chutes	416,000	
Exterior Painting	350,000	
Mail Boxes	\$ 100,000	<u>5,826,000x20%=6,990,000</u>

ITEMS TO IMPROVE LIVEABILITY

Modernize Kitchens	\$2,300,000	
Showers and Tile Over Tubs	500,000	
Provide Hdcp. Units & Circulation	147,000	
Closet Doors	570,000	
Upgrade Play Equipment	270,000	
Upgrade Landscaping	300,000	
Private Yards	664,000	
Upgrade Laundry	248,000	
Upgrade Electrical System	1,883,000	
Provide Community Spaces	58,000	
Provide Bay Windows	850,000	<u>7,792,000x20%=9,350,000</u>

ITEMS TO IMPROVE MANAGEABILITY

Reduce Number of 1 BR Units	\$ 200,000	
Close off Upp. Fl. Corr./Seal Grn. Fl. Stor. Areas	200,000	
Provide Resident Manager Units	--	
Cvrt HR. Low. Fl. to Walk-ups/Prov. Lobbies for HR	777,000	
Site Fencing	100,000	
Provide Irrigation System	130,000	
Open 3 Story Public Stairs	578,000	
Redo Parking Areas	105,000	
Provide Office Space	20,000	
		<u>2,109,000x20%=2,530,000</u>

ESTIMATED COST OF REQUIRED IMPROVEMENTS: 22,300,000 *

* Funds have been requested from HUD to pursue this work. Should HUD determine the work too costly, replacement of the project with new units will be explored.

MODERNIZATION INVENTORY

PROJECT: HUNTERS VIEW CAL 1-18(3) DATE: 3/8/85

YEAR CONSTRUCTED: 1957 YEAR COMPREHENSIVELY MODERNIZED: 1981/83
OCCUPANCY: Families TYPE OF ROOF: Built-Up
NUMBER OF UNITS: 267 HEATING SYSTEM: Forced Air & Wall Htrs
NUMBER OF BUILDINGS: 51 HOT WATER SYSTEM: Indv. Water Heaters
BUILDING TYPES: 2 & 3 Story UTILITY ARRANGEMENT: Individually Mtrd
BUILDING CONSTRUCTION: Wood Frame NUMBER OF ELEVATORS: 0
SITE DESCRIPTION: 22.45 Steep Acres COMMUNITY BUILDING/SPACE: Yes

IMPROVEMENTS REQUIRED

HEALTH AND SAFETY ITEMS

Provide Security Window
Grills by Doors

\$320,000x20%=384,000

DETERIORATION REPAIRS

Repair Fencing
Repair Roofs
Repair Community Laundry

\$ 80,000
134,000
30,000 244,000x20%=293,000

ITEMS TO IMPROVE LIVEABILITY

Upgrade Site Landscaping
Upgrade Play Equipment

\$ 267,000
135,000 402,000x20%=483,000

ITEMS TO IMPROVE MANAGEABILITY

Provide Irrigation System

\$214,000x20%=257,000

ESTIMATED COST OF REQUIRED IMPROVEMENTS:

\$ 1,417,000

MODERNIZATION INVENTORY

PROJECT:	ALICE GRIFFITH	CAL 1-18(4)	DATE:	5/14/85
YEAR CONSTRUCTED: 1962		YEAR COMPREHENSIVELY MODERNIZED: N/A		
OCCUPANCY: Families		TYPE OF ROOF: Built-Up		
NUMBER OF UNITS: 258		HEATING SYSTEM: Hot Water Boiler		
NUMBER OF BUILDINGS: 34		HOT WATER SYSTEM: Central Boiler		
BUILDING TYPES: 2 Story		UTILITY ARRANGEMENT: Check Metered		
BUILDING CONSTRUCTION: Wood Frame		NUMBER OF ELEVATORS: 0		
SITE DESCRIPTION: 24.8 Acres		COMMUNITY BUILDING/SPACE: No		

IMPROVEMENTS REQUIRED

HEALTH AND SAFETY ITEMS

Pest Extermination	\$	26,000	
Apartment Smoke Detectors		52,000	
Remove Window Grills in Sleeping Rooms		44,000	
Repair Gas Lines (funded)	\$		<u>122,000x20%= 146,000</u>

DETERIORATION REPAIRS

Repair Roof Leaks	\$	129,000	
Thermostatic Control Valves		37,000	
Address Soil Erosion Problems		100,000	
Repair Fencing		100,000	
Repair Windows		100,000	
Apartment Flooring		387,000	
Apartment Painting		387,000	
Replace Missing Signs	\$	26,000	<u>1,266,000x20%= 1,520,000</u>

ITEMS TO IMPROVE LIVEABILITY

Modernize Kitchens	\$	1,806,000	
Provide Showers Over Tubs		387,000	
Upgrade Landscaping		258,000	
Upgrade Play Areas		129,000	
Develop Private Yards		516,000	
Convert To Forced Air Heating		516,000	
Convert to Individ. Water Heaters		258,000	
Doors for Closets		258,000	
Upgrade Electrical System		258,000	
Provide Space-Child Care Cntr.	\$	300,000	<u>4,686,000x20%= 5,623,000</u>

ITEMS TO IMPROVE MANAGEABILITY

Reduce Amount of Large Units	\$	200,000x20%= 240,000	
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ESTIMATED COST OF REQUIRED IMPROVEMENTS:

\$ 7,529,000

MODERNIZATION INVENTORY

PROJECT: ROSA PARKS CAL 1-18(5) DATE: 5/14/85

YEAR CONSTRUCTED: 1961 YEAR COMPREHENSIVELY MODERNIZED: 1985
OCCUPANCY: Elderly TYPE OF ROOF: Built-Up
NUMBER OF UNITS: 198 HEATING SYSTEM: Hot Water Boiler
NUMBER OF BUILDINGS: 1 HOT WATER SYSTEM: Centralized Wtr Htrs
BUILDING TYPES: 11 Story UTILITY ARRANGEMENT: Elec Check Meters
BLDG CONSTRUCTION: Concrete NUMBER OF ELEVATORS: 3
SITE DESCRIPTION: Flat COMMUNITY BUILDING/SPACE: Yes

IMPROVEMENTS REQUIRED

HEALTH AND SAFETY ITEMS

DETERIORATION REPAIRS

ITEMS TO IMPROVE LIVEABILITY

ITEMS TO IMPROVE MANAGEABILITY

ESTIMATED COST OF REQUIRED IMPROVEMENTS:

NO FUNDS NEEDED

MODERNIZATION INVENTORY

PROJECT: PING YUEN NORTH CAL 1-18(6) DATE: 5/14/85

YEAR CONSTRUCTED: 1961 YEAR COMPREHENSIVELY MODERNIZED: N/A
OCCUPANCY: Families & Elderly TYPE OF ROOF: Built-Up
NUMBER OF UNITS: 194 HEATING SYSTEM: Hot Water Boiler
NUMBER OF BUILDINGS: 1 HOT WATER SYSTEM: Central Boiler
BUILDING TYPES: 3 Story UTILITY ARRANGEMENT: Elec Check Meters
BLDG CONSTRUCTION: Concrete NUMBER OF ELEVATORS: 0
SITE DESCRIPTION: 1.4 Sloping COMMUNITY BUILDING/SPACE: Yes
Acres

IMPROVEMENTS REQUIRED

HEALTH AND SAFETY ITEMS

Apartment Smoke Detectors	39,000	
Replace Window Grills in Sleeping Rooms	8,000	
Emergency Exit Lighting	5,000	
Repair Fire Exit Doors	34,000	
Install Fire Sprinkler System	194,000	
Pest Extermination	20,000	
	<u>300,000</u>	x 20% = <u>360,000</u>

DETERIORATION REPAIRS

Apartment Flooring	291,000	
Apartment Metal Entrance Doors Rusting	36,000	
Exterior Painting	194,000	
Bathtub Walls	194,000	
Bathroom Leaks From Toilets Above	100,000	
Reputty Windows	100,000	
Mailboxes	59,000	
Rehab Elevators	300,000	
Repair Parking Lot Gates	60,000	
Apartment Painting	291,000	
Replace Missing Signs	20,000	
Major Boiler Work	53,000	
Thermostatic Control Valves	78,000	
Redesign Garbage Chute	200,000	
	<u>1,976,000</u>	x 20% = <u>2,371,000</u>

ITEMS TO IMPROVE LIVEABILITY

New Showers Over Tubs	97,000	
Modernize Kitchens	1,358,000	
Bedroom Closet Doors	194,000	
	<u>1,649,000</u>	x 20% = <u>1,979,000</u>

ITEMS TO IMPROVE MANAGEABILITY

Convert Roof Laundry to Apartments	300,000	
Provide Irrigation System	156,000	
	<u>456,000</u>	x 20% = <u>548,000</u>

ESTIMATED COST OF REQUIRED IMPROVEMENTS:

\$ 5,258,000

MODERNIZATION INVENTORY

PROJECT: NORTH & HAYES VALLEY SOUTH CAL 1-18 (7) DATE: 5/14/85

YEAR CONSTRUCTED: <u>1962</u>	YEAR COMPREHENSIVELY MODERNIZED: <u>N/A</u>
OCCUPANCY: <u>Elderly & Families</u>	TYPE OF ROOF: <u>Shingles</u>
NUMBER OF UNITS: <u>306</u>	HEATING SYSTEM: <u>Hot Water Boiler</u>
NUMBER OF BUILDINGS: <u>18</u>	HOT WATER SYSTEM: <u>Central Boiler</u>
BUILDING TYPES: <u>3 Story</u>	UTILITY ARRANGEMENT: <u>Elec Check Meters</u>
BLDG CONSTRUCTION: <u>Wood Frame</u>	NUMBER OF ELEVATORS: <u>0</u>
SITE DESCRIPTION: <u>2 Sloping</u> <u>Blks.</u>	COMMUNITY BUILDING/SPACE: <u>Conv't Unit</u>

IMPROVEMENTS REQUIRED

HEALTH AND SAFETY ITEMS

Fire Sprinkler System	\$	320,000	
Apartment Smoke Detectors		65,000	
Door & Window Security		550,000	
Exterior Lighting		155,000	
Remove Window Grills in Sleeping Rms		36,000	
Pest Extermination	\$	32,000	1,158,000x20%=1,390,000

DETERIORATION REPAIRS

Major Boiler Work	\$ 210,000	
Thermostatic Control Valves	130,000	
Apartment Flooring	460,000	
Apartment Painting	460,000	
Repair Garbage Chute Doors	50,000	
Repair Sewer Lines	100,000	
Repair Gas Lines	100,000	
Repr Ext. Walls, Stairs & Balconies	300,000	
Exterior Painting	300,000	
Mail Boxes (provided)		
Repair Windows	615,000	
Repair Roof Down Spouts	100,000	
Replace Signs	31,000	
Soil Erosion	50,000	
Repair Waste Lines	\$ 300,000	3,206,000x20%=3,847,000

ITEMS TO IMPROVE LIVEABILITY

Modernize Kitchens	\$ 2,145,000	
Showers and Tile Wall Over Tubs	306,000	
Closet Doors	306,000	
Upgrade Play Equipment	153,000	
Upgrade Landscaping	306,000	
Upgrade Community Space	20,000	
Upgrade Electrical System	\$ 306,000	3,542,000x20%=4,250,000

ITEMS TO IMPROVE MANAGEABILITY

Reduce Number of Small Units	\$ 400,000	
Site Fencing	200,000	
Irrigation System	245,000	
Redo Parking Areas	\$ 200,000	<u>1,045,000x20%=1,255,000</u>

ESTIMATED COST OF REQUIRED IMPROVEMENTS:

\$ 10,742,000

MODERNIZATION INVENTORY

PROJECT: SUNNYDALE ANNEX CAL 1-18(7) A DATE: 5/14/85
YEAR CONSTRUCTED: 1962 YEAR COMPREHENSIVELY MODERNIZED: N/A
OCCUPANCY: Elderly (few families) TYPE OF ROOF: Shingles
NUMBER OF UNITS: 18 HEATING SYSTEM: Hot Water Boiler
NUMBER OF BUILDINGS: 2 HOT WATER SYSTEM: Central Boiler
BUILDING TYPES: 2 Story Walk-up UTILITY ARRANGEMENT: Elect. Check Mtrs
BUILDING CONSTRUCTION: Wood Frame NUMBER OF ELEVATORS: 0
SITE DESCRIPTION: Flat COMMUNITY BUILDING/SPACE: NO

IMPROVEMENTS REQUIRED

HEALTH AND SAFETY ITEMS

Pest Extermination	\$ 2,000	
Apartment Smoke Detectors	4,000	
Provide Fencing for Security	100,000	
Additional Exterior Lighting	9,000	
Fire Sprinkler System	\$ 18,000	<u>133,000x20%=160,000</u>

DETERIORATION REPAIRS

Replace Missing Signs	\$ 2,000x20%= 3,000
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ITEMS TO IMPROVE LIVEABILITY

Modernize Kitchens	\$126,000	
Upgrade Landscaping	18,000	
Provide Showers Over Tubs	27,000	
Provide Closet Doors	\$ 18,000	<u>189,000x20%=227,000</u>

ITEMS TO IMPROVE MANAGEABILITY

Provide an Irrigation System	\$ 15,000x20%=18,000
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ESTIMATED COST OF REQUIRED IMPROVEMENTS:

\$ 408,000

MODERNIZATION INVENTORY

PROJECT: 255 WOODSIDE AVE CAL 1-18 (10) DATE: 5/14/85

YEAR CONSTRUCTED: 1968 YEAR COMPREHENSIVELY MODERNIZED: N/A
OCCUPANCY: Elderly TYPE OF ROOF: Built-Up
NUMBER OF UNITS: 110 HEATING SYSTEM: Hot Water Boiler
NUMBER OF BUILDINGS: 1 HOT WATER SYSTEM: Central Boiler
BUILDING TYPES: 10 Story UTILITY ARRANGEMENT: Elect. Check Mtrs
BUILDING CONSTRUCTION: Concrete NUMBER OF ELEVATORS: 2
SITE DESCRIPTION: Steep-Wooded COMMUNITY BUILDING/SPACE: Yes

IMPROVEMENTS REQUIRED

HEALTH AND SAFETY ITEMS

Apartment Smoke Detectors	\$	22,000	
Emergency Exit Lighting		33,000	
Pest Extermination		11,000	
Exterior Lighting	\$	15,000	<u>\$81,000x20%=\$97,000</u>

DETERIORATION REPAIRS

Major Boiler Work	\$	70,000	
Windows		220,000	
Door Locks		66,000	
Roof Leaks		55,000	
Wall Leaks		160,000	
Door Closers For Exterior Stairs		20,000	
Paint Meeting Rooms		10,000	
Paint Laundry Room		5,000	
Thermostatic Control Valves	\$	44,000	<u>650,000x20%=780,000</u>

ITEMS TO IMPROVE LIVEABILITY

ITEMS TO IMPROVE MANAGEABILITY

ESTIMATED COST OF REQUIRED IMPROVEMENTS:

\$ 877,000

MODERNIZATION INVENTORY

PROJECT: MISSION DOLORES CAL 1-18(13) DATE: 5/14/85

YEAR CONSTRUCTED: 1966 YEAR COMPREHENSIVELY MODERNIZED: N/A
OCCUPANCY: Elderly TYPE OF ROOF: Built-Up
NUMBER OF UNITS: 92 HEATING SYSTEM: Hot Water Boiler
NUMBER OF BUILDINGS: 1 HOT WATER SYSTEM: Central Boiler
BUILDING TYPES: 10 Story UTILITY ARRANGEMENT: Elect.Check Mtrs
BUILDING CONSTRUCTION: Concrete NUMBER OF ELEVATORS: 2
SITE DESCRIPTION: Flat COMMUNITY BUILDING/SPACE: Yes

IMPROVEMENTS REQUIRED

HEALTH AND SAFETY ITEMS

Apartment Smoke Detectors	\$ 19,000	
Emergency Exit Lighting	5,000	
Pest Control	\$ 9,000	<u>33,000x20%= 40,000</u>

DETERIORATION REPAIRS

Apartment Window Leaks	\$ 184,000	
Apartment Painting	92,000	
Major Boiler Work	40,000	
Social Room Stove	1,000	
Apartment Stoves	50,000	
Thermostatic Control Valves	37,000	
Upgrade interior water system	\$ 50,000	<u>464,000x20%= 557,000</u>

ITEMS TO IMPROVE LIVEABILITY

ITEMS TO IMPROVE MANAGEABILITY

ESTIMATED COST OF REQUIRED IMPROVEMENTS:

\$ 597,000

MODERNIZATION INVENTORY

PROJECT: 990 PACIFIC AVE. CAL 1-19(1) DATE: 5/14/85

YEAR CONSTRUCTED: <u>1969</u>	YEAR COMPREHENSIVELY MODERNIZED: <u>N/A</u>
OCCUPANCY: <u>Elderly</u>	TYPE OF ROOF: <u>Built-Up</u>
NUMBER OF UNITS: <u>92</u>	HEATING SYSTEM: <u>Hot Water Boiler</u>
NUMBER OF BUILDINGS: <u>1</u>	HOT WATER SYSTEM: <u>Central Boiler</u>
BUILDING TYPES: <u>7 Story</u>	UTILITY ARRANGEMENT: <u>Elect. Check Mtrs.</u>
BUILDING CONSTRUCTION: <u>Concrete</u>	NUMBER OF ELEVATORS: <u>2</u>
SITE DESCRIPTION: <u>Corner Lot</u>	COMMUNITY BUILDING/SPACE: <u>Yes</u>

IMPROVEMENTS REQUIRED

HEALTH AND SAFETY ITEMS

Apartment Smoke Detectors	\$ 19,000	
Emergency Exit Lighting	4,000	
Additional Exterior Lighting	\$ 48,000	<u>71,000x20%=85,000</u>

DETERIORATION REPAIRS

Major Boiler Repairs	\$ 33,000	
New Roof Required	46,000	
Exterior Painting	92,000	
Thermostatic Control Valves	\$ 37,000	<u>208,000x20%=250,000</u>

ITEMS TO IMPROVE LIVEABILITY

ITEMS TO IMPROVE MANAGEABILITY

ESTIMATED COST OF REQUIRED IMPROVEMENTS:

\$ 335,000

MODERNIZATION INVENTORY

PROJECT: 1750 McALLISTER CAL 1-19(2) DATE: 5/14/85

YEAR CONSTRUCTED: 1974 YEAR COMPREHENSIVELY MODERNIZED: N/A
OCCUPANCY: Elderly TYPE OF ROOF: Built-Up
NUMBER OF UNITS: 97 HEATING SYSTEM: Hot Water Boiler
NUMBER OF BUILDINGS: 1 HOT WATER SYSTEM: Central Boiler
BUILDING TYPES: 12 Story UTILITY ARRANGEMENT: Master Metered
BUILDING CONSTRUCTION: Concrete NUMBER OF ELEVATORS: 2
SITE DESCRIPTION: Slight Slope COMMUNITY BUILDING/SPACE: Yes

IMPROVEMENTS REQUIRED

HEALTH AND SAFETY ITEMS

Apartment Smoke Detectors	\$ 20,000	
Emergency Exit Lighting	7,000	
Pest Extermination	<u>10,000</u>	<u>37,000x20=45,000</u>

DETERIORATION REPAIRS

Building Public Area Window Leaks	\$ 100,000	
Apartment Sliding Glass Doors Leaks	97,000	
Major Boiler Work	285,000	
Painting For Public Halls	63,000	
Parking Lot Gate Needed	20,000	
Thermostatic Control Valves	<u>\$ 39,000</u>	<u>604,000x20%=725,000</u>

ITEMS TO IMPROVE LIVEABILITY

ITEMS TO IMPROVE MANAGEABILITY

ESTIMATED COST OF REQUIRED IMPROVEMENTS:

\$ 770,000

MODERNIZATION INVENTORY

PROJECT: 3850-18TH STREET CAL 1-20 DATE: 3/8/85

YEAR CONSTRUCTED: <u>1970</u>	YEAR COMPREHENSIVELY MODERNIZED: <u>N/A</u>
OCCUPANCY: <u>Elderly</u>	TYPE OF ROOF: <u>Built-Up</u>
NUMBER OF UNITS: <u>107</u>	HEATING SYSTEM: <u>Hot Water Boiler</u>
NUMBER OF BUILDINGS: <u>5</u>	HOT WATER SYSTEM: <u>Solar&Centrl Boiler</u>
BUILDING TYPES: <u>3 to 5 Stories</u>	UTILITY ARRNGEMENT: <u>Master Metered</u>
BLDG CONSTRUCTION: <u>Concrete</u>	NUMBER OF ELEVATORS: <u>2</u>
SITE DESCRIPTION: <u>Sloping</u>	COMMUNITY BUILDING/SPACE: <u>Yes</u>
<u>Front - Back</u>	

IMPROVEMENTS REQUIRED

HEALTH AND SAFETY ITEMS

Apartment Smoke Detectors	\$	22,000	
Emergency Exit Lighting		6,000	
Pest Extermination	\$	11,000	<u>39,000x20%=47,000</u>

DETERIORATION REPAIRS

Public Hall Flooring	\$	15,000	
Ventilation Fans		54,000	
Paint Basement		10,000	
Major Boiler Work		51,000	
Paint Public Halls		10,000	
Roof Leaks at Dorland Street		54,000	
Intercom at Dorland Street		5,000	
Door Closers For Exterior Stairs		10,000	
Kitchen Sink Faucets		54,000	
Bathroom Toilet Leaks		54,000	
Thermostatic Control Valves	\$	43,000	<u>360,000x20%=432,000</u>

ITEMS TO IMPROVE LIVEABILITY

ITEMS TO IMPROVE MANAGEABILITY

ESTIMATED COST OF REQUIRED IMPROVEMENTS:

\$ 479,000

MODERNIZATION INVENTORY

PROJECT: 320-330 CLEMENTINA CAL 1-21 DATE: 3/8/85

YEAR CONSTRUCTED: <u>1971</u>	YEAR COMPREHENSIVELY MODERNIZED: <u>N/A</u>
OCCUPANCY: <u>Elderly</u>	TYPE OF ROOF: <u>Built-Up</u>
NUMBER OF UNITS: <u>276</u>	HEATING SYSTEM: <u>Hot Water Boiler</u>
NUMBER OF BUILDINGS: <u>2</u>	HOT WATER SYSTEM: <u>Central Boiler</u>
BUILDING TYPES: <u>13 Story</u>	UTILITY ARRANGEMENT: <u>Elec Check Meters</u>
BLDG CONSTRUCTION: <u>Concrete</u>	NUMBER OF ELEVATORS: <u>4</u>
SITE DESCRIPTION: <u>Flat</u>	COMMUNITY BUILDING/SPACE: <u>Yes (2)</u>

IMPROVEMENTS REQUIRED

HEALTH AND SAFETY ITEMS

Apartment Smoke Detectors	\$ 56,000	
Emergency Exit Lighting	<u>9,000</u>	<u>65,000x20%=78,000</u>

DETERIORATION REPAIRS

Major Boiler Repairs	\$ 33,000	
Roof Repairs	150,000	
Thermostatic Control Valves	<u>\$111,000</u>	<u>294,000x20%=353,000</u>

ITEMS TO IMPROVE LIVEABILITY

ITEMS TO IMPROVE MANAGEABILITY

ESTIMATED COST OF REQUIRED IMPROVEMENTS:

\$ 431,000

MODERNIZATION INVENTORY

PROJECT: 1880 PINE STREET CAL 1-23 DATE: 3/8/85

YEAR CONSTRUCTED: <u>1973</u>	YEAR COMPREHENSIVELY MODERNIZED: <u>N/A</u>
OCCUPANCY: <u>Elderly</u>	TYPE OF ROOF: <u>Built-Up & Metal</u>
NUMBER OF UNITS: <u>113</u>	HEATING SYSTEM: <u>Hot Water Boiler</u>
NUMBER OF BUILDINGS: <u>1</u>	HOT WATER SYSTEM: <u>Central Boiler</u>
BUILDING TYPES: <u>11 Story</u>	UTILITY ARRNGEMENT: <u>Master Metered</u>
BLDG CONSTRUCTION: <u>Concrete</u>	NUMBER OF ELEVATORS: <u>2</u>
SITE DESCRIPTION: <u>Slopes Front</u> <u>to Back</u>	COMMUNITY BUILDING/SPACE: <u>Yes</u>

IMPROVEMENTS REQUIRED

HEALTH AND SAFETY ITEMS

Apartment Smoke Detectors	\$23,000	
Emergency Exit Lighting	<u>\$ 5,000</u>	<u>28,000x20%=34,000</u>

DETERIORATION REPAIRS

Major Boiler Work	\$41,000	
Thermostatic Control Valves	<u>46,000</u>	<u>87,000x20%=105,000</u>

ITEMS TO IMPROVE LIVEABILITY

ITEMS TO IMPROVE MANAGEABILITY

ESTIMATED COST OF REQUIRED IMPROVEMENTS:

\$ 139,000

MODERNIZATION INVENTORY

PROJECT: 350 ELLIS STREET

CAL 1-27

DATE: 5/14/85

YEAR CONSTRUCTED: 1970

YEAR COMPREHENSIVELY MODERNIZED: N/A

OCCUPANCY: Elderly

TYPE OF ROOF: Built-Up

NUMBER OF UNITS: 96

HEATING SYSTEM: Hot Water Boiler

NUMBER OF BUILDINGS: 1

HOT WATER SYSTEM: Central Boiler

BUILDING TYPES: 13 Story

UTILITY ARRANGEMENT: Elect Check Meters

BLDG CONSTRUCTION: Concrete

NUMBER OF ELEVATORS: 2

SITE DESCRIPTION: Flat

COMMUNITY BUILDING/SPACE: Yes

IMPROVEMENTS REQUIRED

HEALTH AND SAFETY ITEMS

Apartment Smoke Detectors

\$ 20,000

Emergency Exit Lighting

5,000

Pest Extermination

10,000

Site Lighting

\$ 48,000

83,000x20%=100,000

DETERIORATION REPAIRS

Window Leaks (funded)

\$ 144,000

Apartment Painting

5,000

Meeting Room Ceiling Leaks

80,000

Elevator Repair Needed

96,000

Exterior Painting

42,000

Major Boiler Work

50,000

Public Halls Needed Painting

5,000

Toilet Flush Valves

10,000

Intercom

20,000

Parking Lot Paving

10,000

Public Restrooms

\$ 39,000

501,000x20%=602,000

Thermostatic Control Valves

ITEMS TO IMPROVE LIVEABILITY

Floor Numbers at Elevator Lobbies

\$ 1,000

Public Laundry too Small

\$ 6,000

6,000x20%=8,000

ITEMS TO IMPROVE MANAGEABILITY

ESTIMATED COST OF REQUIRED IMPROVEMENTS:

\$ 710,000

MODERNIZATION INVENTORY

PROJECT: 666 ELLIS STREET CAL 1-28 DATE: 3/8/85

YEAR CONSTRUCTED: 1971 YEAR COMPREHENSIVELY MODERNIZED: N/A
OCCUPANCY: Elderly TYPE OF ROOF: Built-Up
NUMBER OF UNITS: 100 HEATING SYSTEM: Hot Water Boiler
NUMBER OF BUILDINGS: 1 HOT WATER SYSTEM: Central Boiler
BUILDING TYPES: 13 Story UTILITY ARRANGEMENT: Master Metered
BLDG CONSTRUCTION: Concrete NUMBER OF ELEVATORS: 2
SITE DESCRIPTION: Flat COMMUNITY BUILDING/SPACE: Yes

IMPROVEMENTS REQUIRED

HEALTH AND SAFETY ITEMS

Apartment Smoke Detectors \$ 20,000
Emergency Exit Lighting 5,000 25,000x20%=30,000

DETERIORATION REPAIRS

Major Boiler Work \$ 35,000
Flooring In Meeting Room 5,000
Thermostatic Control Valves 40,000 80,000x20%=96,000

ITEMS TO IMPROVE LIVEABILITY

ITEMS TO IMPROVE MANAGEABILITY

ESTIMATED COST OF REQUIRED IMPROVEMENTS:

\$ 126,000

MODERNIZATION INVENTORY

PROJECT: 345 ARGUELLO BLVD. CAL 1-29 DATE: 3/8/85

YEAR CONSTRUCTED: 1973 YEAR COMPREHENSIVELY MODERNIZED: N/A
OCCUPANCY: Elderly TYPE OF ROOF: Built-Up
NUMBER OF UNITS: 69 HEATING SYSTEM: Hot Water Boiler
NUMBER OF BUILDINGS: 1 HOT WATER SYSTEM: Central Boiler
BUILDING TYPES: 5 Story UTILITY ARRANGEMENT: Master Metered
BUILDING CONSTRUCTION: Wood Frame NUMBER OF ELEVATORS: 2
SITE DESCRIPTION: Flat COMMUNITY BUILDING/SPACE: Yes

IMPROVEMENTS REQUIRED

HEALTH AND SAFETY ITEMS

Apartment Smoke Detectors	\$ 14,000	
Emergency Exit Lighting	5,000	
Pest Extermination	\$ 7,000	<u>26,000x20%=31,000</u>

DETERIORATION REPAIRS

Roof Leaks	\$ 35,000	
Light Switches	36,000	
Garbage Disposals	35,000	
Closet Folding Doors	69,000	
Boiler Repairs	39,000	
Paint Front of Building	10,000	
Thermostatic Heaters Control Needed	\$ 28,000	<u>252,000x20%=302,000</u>

ITEMS TO IMPROVE LIVEABILITY

ITEMS TO IMPROVE MANAGEABILITY

ESTIMATED COST OF REQUIRED IMPROVEMENTS:

\$ 333,000

MODERNIZATION INVENTORY

PROJECT: 345 HERMAN STREET CAL 1-30 A DATE: 3/8/85

YEAR CONSTRUCTED: 1971 YEAR COMPREHENSIVELY MODERNIZED: N/A
OCCUPANCY: Elderly TYPE OF ROOF: Built-Up
NUMBER OF UNITS: 42 HEATING SYSTEM: Hot Water Boiler
NUMBER OF BUILDINGS: 1 HOT WATER SYSTEM: Central Boiler
BUILDING TYPES: 6 Story UTILITY ARRANGEMENT: Elect. Check Mtrs
BUILDING CONSTRUCTION: Wood Frame NUMBER OF ELEVATORS: 1
SITE DESCRIPTION: Flat COMMUNITY BUILDING/SPACE: Yes

IMPROVEMENTS REQUIRED

HEALTH AND SAFETY ITEMS

Apartment Smoke Detectors	\$	10,000	
Emergency Exit Lighting		3,000	
Pest Extermination		4,000	
Exterior Lighting		21,000	
Install Entrance Gate at Sidewalk	\$	5,000	<u>43,000x20%= 52,000</u>

DETERIORATION REPAIRS

Window Leaks	\$	84,000	
Apartment Flooring (Carpeting)		68,000	
Apartment Painting		63,000	
Exterior Wall Leaks		10,000	
Roofing Leaks		25,000	
Office Painting		5,000	
Elevator Repairs Needed		10,000	
Halls Need Painting		10,000	
Exterior Painting		45,000	
Reinstall Fans in Public Restrooms		3,000	
Paint Meeting Room		3,000	
Boiler Repairs		42,000	
Thermostatic Control Valves	\$	17,000	<u>385,000x20%=462,000</u>

ITEMS TO IMPROVE LIVEABILITY

Better Garage Lighting	\$	10,000	
Signs to Mark Floors in Stairwells	\$	5,000	<u>15,000x20%=18,000</u>

ITEMS TO IMPROVE MANAGEABILITY

ESTIMATED COST OF REQUIRED IMPROVEMENTS:

\$ 532,000

MODERNIZATION INVENTORY

PROJECT: 75 COLERIDGE CAL 1-30 B DATE: 3/8/85

YEAR CONSTRUCTED: <u>1971</u>	YEAR COMPREHENSIVELY MODERNIZED: <u>N/A</u>
OCCUPANCY: <u>Families</u>	TYPE OF ROOF: <u>Shingles</u>
NUMBER OF UNITS: <u>2</u>	HEATING SYSTEM: <u>Forced Air</u>
NUMBER OF BUILDINGS: <u>1</u>	HOT WATER SYSTEM: <u>Water Heaters</u>
BUILDING TYPES: <u>3 Story</u>	UTILITY ARRANGEMENT: <u>Indiv Metered</u>
BLDG CONSTRUCTION: <u>Wood Frame</u>	NUMBER OF ELEVATORS: <u>0</u>
SITE DESCRIPTION: <u>Steep Front</u> <u>to Back</u>	COMMUNITY BUILDING/SPACE: <u>No</u>

IMPROVEMENTS REQUIRED

HEALTH AND SAFETY ITEMS

DETERIORATION REPAIRS

ITEMS TO IMPROVE LIVEABILITY

ITEMS TO IMPROVE MANAGEABILITY

ESTIMATED COST OF REQUIRED IMPROVEMENTS:

INFO NOT AVAILABLE

MODERNIZATION INVENTORY

PROJECT: 101 LUNDY LANE CAL 1-30 C DATE: 3/8/85

YEAR CONSTRUCTED: <u>1971</u>	YEAR COMPREHENSIVELY MODERNIZED: <u>N/A</u>
OCCUPANCY: <u>Families</u>	TYPE OF ROOF: <u>Shingles</u>
NUMBER OF UNITS: <u>2</u>	HEATING SYSTEM: <u>Forced Air</u>
NUMBER OF BUILDINGS: <u>1</u>	HOT WATER SYSTEM: <u>Water Heater</u>
BUILDING TYPES: <u>3 Story</u>	UTILITY ARRANGEMENT: <u>Individ Metered</u>
BLDG CONSTRUCTION: <u>Wood Frame</u>	NUMBER OF ELEVATORS: <u>0</u>
SITE DESCRIPTION: <u>Corner Lot</u>	COMMUNITY BUILDING/SPACE: <u>No</u>

IMPROVEMENTS REQUIRED

HEALTH AND SAFETY ITEMS

DETERIORATION REPAIRS

ITEMS TO IMPROVE LIVEABILITY

ITEMS TO IMPROVE MANAGEABILITY

ESTIMATED COST OF REQUIRED IMPROVEMENTS:

INFO. NOT AVAILABLE

MODERNIZATION INVENTORY

PROJECT: 25 SANCHEZ STREET CAL 1-31 DATE: 3/8/85

YEAR CONSTRUCTED: 1972 YEAR COMPREHENSIVELY MODERNIZED: N/A
OCCUPANCY: Elderly TYPE OF ROOF: Built-Up
NUMBER OF UNITS: 90 HEATING SYSTEM: Hot Water Boiler
NUMBER OF BUILDINGS: 1 HOT WATER SYSTEM: Central Boiler
BUILDING TYPES: 4 Story UTILITY ARRANGEMENT: Master Metered
BUILDING CONSTRUCTION: Wood Frame NUMBER OF ELEVATORS: 2
SITE DESCRIPTION: Corner Lot COMMUNITY BUILDING/SPACE: Yes

IMPROVEMENTS REQUIRED

HEALTH AND SAFETY ITEMS

Apartment Smoke Detectors	\$ 18,000	
Emergency Exit Lighting	5,000	
Pest Extermination	\$ 9,000	<u>32,000x20%=39,000</u>

DETERIORATION REPAIRS

Paint Public Areas	\$ 15,000	
Roof Leaks	45,000	
Hall Carpeting Worn	16,000	
Apartment Painting	135,000	
Intercom System Problems	5,000	
Boiler Rehab	20,000	
Thermostatic Control Valves	\$ 36,000	<u>272,000x20%=327,000</u>

ITEMS TO IMPROVE LIVEABILITY

ITEMS TO IMPROVE MANAGEABILITY

Ventilation for Laundry Room	\$ <u>5,000x20%=6,000</u>
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ESTIMATED COST OF REQUIRED IMPROVEMENTS:

\$ 372,000

MODERNIZATION INVENTORY

PROJECT: 1760 BUSH STREET CAL 1-32 DATE: 3/8/85

YEAR CONSTRUCTED: 1972 YEAR COMPREHENSIVELY MODERNIZED: N/A
OCCUPANCY: Elderly TYPE OF ROOF: Built-Up
NUMBER OF UNITS: 108 HEATING SYSTEM: Hot Water Boiler
NUMBER OF BUILDINGS: 1 HOT WATER SYSTEM: Solar & Central Bolr
BUILDING TYPES: 7 Story UTILITY ARRANGEMENT: Master Metered
BUILDING CONSTRUCTION: Con. Block NUMBER OF ELEVATORS: 2
SITE DESCRIPTION: Slight Slope COMMUNITY BUILDING/SPACE: Yes

IMPROVEMENTS REQUIRED

HEALTH AND SAFETY ITEMS

Smoke Detectors for Units	\$ 22,000	
Emergency Exit Lighting	4,000	
Pest Extermination	\$ 11,000	<u>37,000x20%=45,000</u>

DETERIORATION REPAIRS

Apartment Painting	\$ 162,000	
Major Boiler Work	}	
Replace Building Heating Pipes	}	
Thermostatic Control Valves	} \$ 380,000	<u>542,000x20%=651,000</u>

ITEMS TO IMPROVE LIVEABILITY
(PROVIDED)

ITEMS TO IMPROVE MANAGEABILITY

ESTIMATED COST OF REQUIRED IMPROVEMENTS:

\$ 696,000

MODERNIZATION INVENTORY

PROJECT: 275 THRIFT CAL 1-33 DATE: 3/8/85

YEAR CONSTRUCTED: <u>acquired 1971</u>	YEAR COMPREHENSIVELY MODERNIZED: <u>N/A</u>
OCCUPANCY: <u>Family</u>	TYPE OF ROOF: <u>Asphalt Roofing</u>
NUMBER OF UNITS: <u>1</u>	HEATING SYSTEM: <u>Forced Air</u>
NUMBER OF BUILDINGS: <u>1</u>	HOT WATER SYSTEM: <u>Hot Water Heater</u>
BUILDING TYPES: <u>2 Story</u>	UTILITY ARRANGEMENT: <u>Indiv Metered</u>
BLDG CONSTRUCTION: <u>Wood Frame</u>	NUMBER OF ELEVATORS: <u>0</u>
SITE DESCRIPTION: <u>One Lot</u>	COMMUNITY BUILDING/SPACE: <u>No</u>

IMPROVEMENTS REQUIRED

HEALTH AND SAFETY ITEMS

Pest Extermination (Termites)

\$5,000x20% = 6,000

DETERIORATION REPAIRS

Interior Painting

\$ 1,500

Exterior Painting

1,500 3,000x20%=4,000

ITEMS TO IMPROVE LIVEABILITY

Upgrade Landscaping

\$1,000x20% =2,000

ITEMS TO IMPROVE MANAGEABILITY

ESTIMATED COST OF REQUIRED IMPROVEMENTS:

\$ 12,000

MODERNIZATION INVENTORY

PROJECT: 4101 NORIEGA

CAL 1-34

DATE: 3/8/85

YEAR CONSTRUCTED: 1971

YEAR COMPREHENSIVELY MODERNIZED: N/A

OCCUPANCY: Families

TYPE OF ROOF: Shingles

NUMBER OF UNITS: 8

HEATING SYSTEM: Indiv. Forced Air

NUMBER OF BUILDINGS: 1

HOT WATER SYSTEM: Central Water Heater

BUILDING TYPES: 3 Story Walk-up UTILITY ARRANGEMENT: Master Metered

BUILDING CONSTRUCTION: Wood Frame NUMBER OF ELEVATORS: 0

SITE DESCRIPTION: Corner Lot COMMUNITY BUILDING/SPACE: Yes

IMPROVEMENTS REQUIRED

HEALTH AND SAFETY ITEMS

Pest Extermination	\$ 1,000	
Apartment Smoke Detectors	2,000	
Additional Exterior Lighting	\$ 1,000	<u>4,000x20%=5,000</u>

DETERIORATION REPAIRS

Kitchen and Bathroom Plumbing	\$ 8,000	
Paint Public Stairs	3,000	
Repair Public Restroom Leaks	1,000	
Garage Doors	4,000	
Replace Signs	1,000	
Repair Forced Air Units	\$ 8,000	<u>25,000x20%=30,000</u>

ITEMS TO IMPROVE LIVEABILITY

Provide Play Areas	\$ 5,000	
Upgrade Landscaping	\$ 10,000	<u>15,000x20%=18,000</u>

ITEMS TO IMPROVE MANAGEABILITY

Provide Irrigation System	\$ 2,000x20%=3,000	
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ESTIMATED COST OF REQUIRED IMPROVEMENTS:

\$ 56,000

MODERNIZATION INVENTORY

PROJECT: 363 NOE STREET CAL 1-34 DATE: 3/8/85

YEAR CONSTRUCTED: 1971 YEAR COMPREHENSIVELY MODERNIZED: N/A
OCCUPANCY: Elderly TYPE OF ROOF: Built-Up and Shingles
NUMBER OF UNITS: 22 HEATING SYSTEM: Hot Water Boiler
NUMBER OF BUILDINGS: 1 HOT WATER SYSTEM: Solar & Cntrl Boiler
BUILDING TYPES: 3 Story UTILITY ARRANGEMENT: Master Metered
BUILDING CONSTRUCTION: Wood Frame NUMBER OF ELEVATORS: 1
SITE DESCRIPTION: Slope Front to Back COMMUNITY BUILDING/SPACE: Yes

IMPROVEMENTS REQUIRED

HEALTH AND SAFETY ITEMS

Apartment Smoke Detectors	\$ 5,000	
Emergency Exit Lighting	3,000	
Pest Extermination	<u>\$ 11,000</u>	<u>19,000x20%=23,000</u>

DETERIORATION REPAIRS

Boiler Improvements	\$ 1,000	
Halls Need Painting	17,000	
Roof Leaks Through Boiler Room Floor	5,000	
Apartment Need Painting	33,000	
Outside Planter Boxes Need Replacement	2,000	
Thermostatic Control Valves	<u>\$ 9,000</u>	<u>67,000x20%=81,000</u>

ITEMS TO IMPROVE LIVEABILITY

Better Ventilation in Bathrooms	<u>\$11,000x20% =14,000</u>
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ITEMS TO IMPROVE MANAGEABILITY

ESTIMATED COST OF REQUIRED IMPROVEMENTS:

\$ 118,000

MODERNIZATION INVENTORY

PROJECT: 200 RANDOLPH CAL 1-34 DATE: 5/14/85

YEAR CONSTRUCTED: 1971 YEAR COMPREHENSIVELY MODERNIZED: N/A
OCCUPANCY: Families TYPE OF ROOF: Shingles
NUMBER OF UNITS: 16 HEATING SYSTEM: Indv. Forced Air
NUMBER OF BUILDINGS: 3 HOT WATER SYSTEM: Central Water Heater
BUILDING TYPES: 3 Story Walk-up UTILITY ARRANGEMENT: Master Metered
BUILDING CONSTRUCTION: Wood Frame NUMBER OF ELEVATORS: 0
SITE DESCRIPTION: Corner Lot COMMUNITY BUILDING/SPACE: Yes

IMPROVEMENTS REQUIRED

HEALTH AND SAFETY ITEMS

Pest Extermination	2,000	
Apartment Smoke Detectors	4,000	
Provide Exterior Stair Railings	5,000	
Additional Exterior Lighting	8,000	
	<u>19,000</u>	$\times 20\% =$ <u>23,000</u>

DETERIORATION REPAIRS

Kitchen and Bathroom Plumbing	16,000	
Sliding Glass Doors (Better Security)	16,000	
Paint Doors-Repair Locks, Mail Slots	10,000	
Apartment Flooring	24,000	
Apartment Painting	24,000	
Upgrade Hot Water System	10,000	
Paint Public Stairs	5,000	
Repair Property Line Fence	2,000	
Address Soil Erosion (Steep Areas)	1,000	
Garage Door Repairs	6,000	
Repair Forced Air Units	16,000	
	<u>130,000</u>	$\times 20\% =$ <u>156,000</u>

ITEMS TO IMPROVE LIVEABILITY

Upgrade Landscaping	15,000	$\times 20\% =$ <u>18,000</u>
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ITEMS TO IMPROVE MANAGEABILITY

Provide Irrigation System	13,000	$\times 20\% =$ <u>16,000</u>
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ESTIMATED COST OF REQUIRED IMPROVEMENTS:

\$ 213,000

MODERNIZATION INVENTORY

PROJECT: 2698 CALIFORNIA ST. CAL 1-35 DATE: 3/8/85
YEAR CONSTRUCTED: 1971 YEAR COMPREHENSIVELY MODERNIZED: N/A
OCCUPANCY: Elderly TYPE OF ROOF: Built-Up
NUMBER OF UNITS: 40 HEATING SYSTEM: Hot Water Boiler
NUMBER OF BUILDINGS: 1 HOT WATER SYSTEM: Solar & Cntrl Boiler
BUILDING TYPES: 5 Story UTILITY ARRANGEMENT: Master Metered
BUILDING CONSTRUCTION: Wood Frame NUMBER OF ELEVATORS: 1
SITE DESCRIPTION: Corner Lot COMMUNITY BUILDING/SPACE: Yes

IMPROVEMENTS REQUIRED

HEALTH AND SAFETY ITEMS

Apartment Smoke Detectors	\$ 8,000	
Emergency Exit Lighting	\$ 3,000	<u>11,000x20%=14,000</u>

DETERIORATION REPAIRS

Repair Lobby Ceiling Hole-Paint Lobby	\$ 2,000	
Rehab Boiler	50,000	
Thermostatic Control Valves	\$ 16,000	<u>68,000x20%=82,000</u>

ITEMS TO IMPROVE LIVEABILITY

Benches Required In Garden	\$ 2,000x20%=3,000
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ITEMS TO IMPROVE MANAGEABILITY

ESTIMATED COST OF REQUIRED IMPROVEMENTS:

\$ 99,000

MODERNIZATION INVENTORY

PROJECT: GREAT HIGHWAY CAL 1-35 DATE: 3/8/85
YEAR CONSTRUCTED: 1971 YEAR COMPREHENSIVELY MODERNIZED: N/A
OCCUPANCY: Families TYPE OF ROOF: Shingles
NUMBER OF UNITS: 16 HEATING SYSTEM: Indv. Forced Air
NUMBER OF BUILDINGS: 4 HOT WATER SYSTEM: Indv. Water Heaters
BUILDING TYPES: 2 Stry Twn House UTILITY ARRANGEMENT: Individually Mtrd
BUILDING CONSTRUCTION: Wood Frame NUMBER OF ELEVATORS: 0
SITE DESCRIPTION: Flat COMMUNITY BUILDING/SPACE: None

IMPROVEMENTS REQUIRED

HEALTH AND SAFETY ITEMS

Apartment Smoke Detectors	\$ 6,400	
Pest Extermination	1,600	
Additional Exterior Lighting	\$ 8,000	<u>16,000x20%=20,000</u>

DETERIORATION REPAIRS

Kitchen and Bathroom Plumbing	\$16,000	
Doors, Locks and Mail Slots	10,000	
Apartment Flooring	24,000	
Some Forced Air Units	10,000	
Some Water Heaters	5,000	
Replace Missing Signs	1,000	
Parking Area Roofs	5,000	
Repair Fencing	8,000	
Repair Windows	16,000	
Apartment Painting	24,000	
Repairs to Electrical System	16,000	
Repair Leaks	\$ 8,000	<u>143,000x20%=172,000</u>

ITEMS TO IMPROVE LIVEABILITY

Upgrade Landscaping	<u>\$8,000x20%=10,000</u>
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ITEMS TO IMPROVE MANAGEABILITY

Provide Irrigation System	<u>\$13,000x20%=16,000</u>
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ESTIMATED COST OF REQUIRED IMPROVEMENTS:

\$ 218,000

MODERNIZATION INVENTORY

PROJECT: 227 BAY STREET CAL 1-36 DATE: 3/8/85

YEAR CONSTRUCTED: 1971 YEAR COMPREHENSIVELY MODERNIZED: N/A
OCCUPANCY: Elderly TYPE OF ROOF: Urathane Foam
NUMBER OF UNITS: 50 HEATING SYSTEM: Gas Wall Heaters
NUMBER OF BUILDINGS: 1 HOT WATER SYSTEM: Central Boiler
BUILDING TYPES: 4 Story UTILITY ARRANGEMENT: Elect. Check Meters
BUILDING CONSTRUCTION: Wood Frame NUMBER OF ELEVATORS: 1
SITE DESCRIPTION: Flat COMMUNITY BUILDING/SPACE: Yes

IMPROVEMENTS REQUIRED

HEALTH AND SAFETY ITEMS

Smoke Detectors For Apartments	\$ 10,000	
Emergency Exit Lighting	4,000	
Pest Extermination	<u>\$ 6,000</u>	<u>20,000x20%=24,000</u>

DETERIORATION REPAIRS

Hall Carpeting	<u>\$ 20,000x20%=24,000</u>
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ITEMS TO IMPROVE LIVEABILITY

ITEMS TO IMPROVE MANAGEABILITY

ESTIMATED COST OF REQUIRED IMPROVEMENTS:

\$ 48,000

MODERNIZATION INVENTORY

PROJECT: 491-31ST AVE. CAL 1-37 DATE: 3/8/85

YEAR CONSTRUCTED: 1973 YEAR COMPREHENSIVELY MODERNIZED: N/A
OCCUPANCY: Elderly TYPE OF ROOF: Built-Up & Shingles
NUMBER OF UNITS: 75 HEATING SYSTEM: Hot Water Boiler
NUMBER OF BUILDINGS: 1 HOT WATER SYSTEM: Solar & Central Boiler
BUILDING TYPES: 5 Story UTILITY ARRANGEMENT: Master Metered
BUILDING CONSTRUCTION: Wood Frame NUMBER OF ELEVATORS: 2
SITE DESCRIPTION: Corner Lot COMMUNITY BUILDING/SPACE: Yes

IMPROVEMENTS REQUIRED

HEALTH AND SAFETY ITEMS

Apartment Smoke Detectors	\$ 15,000	
Emergency Exit Lighting	5,000	
Security Outdoor Lighting In Garden	5,000	
Balcony Door Security (Lower Floors)	15,000	
Pest Extermination	38,000	
Lock for Garden Fence Gate	\$ 1,000	<u>79,000x20%=95,000</u>

DETERIORATION REPAIRS

Garage to Garden Door	\$ 1,000	
Thermostatic Control Valves	\$ 30,000	<u>31,000x20%=38,000</u>

ITEMS TO IMPROVE LIVEABILITY

ITEMS TO IMPROVE MANAGEABILITY

ESTIMATED COST OF REQUIRED IMPROVEMENTS:

\$ 133,000

MODERNIZATION INVENTORY

PROJECT: 939 EDDY STREET CAL 1-39 A DATE: 3/8/85

YEAR CONSTRUCTED: Unknown YEAR COMPREHENSIVELY MODERNIZED: 1980
OCCUPANCY: Elderly TYPE OF ROOF: Built-Up
NUMBER OF UNITS: 36 HEATING SYSTEM: Hot Water Boiler
NUMBER OF BUILDINGS: 1 HOT WATER SYSTEM: Solar&Centrl Boiler
BUILDING TYPES: 4 Story UTILITY ARRNGEMENT: Individual Meters
BLDG CONSTRUCTION: Wood Frame NUMBER OF ELEVATORS: 1
SITE DESCRIPTION: Slight Slope COMMUNITY BUILDING/SPACE: _____

IMPROVEMENTS REQUIRED

HEALTH AND SAFETY ITEMS

Smoke Detectors for Units	\$ 8,000	
Emergency Exit Lighting	3,000	
Pest Extermination	<u>18,000</u>	<u>29,000x20%=35,000</u>

DETERIORATION REPAIRS

Roof Leak-Damage on Top Floor	\$10,000	
Repaint Top Floor Hallway	5,000	
Thermostatic Control Valves	<u>17,000</u>	<u>32,000x20%=39,000</u>

ITEMS TO IMPROVE LIVEABILITY

Need Handicapped Access to Garden	<u>\$5,000x20%=6,000</u>
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ITEMS TO IMPROVE MANAGEABILITY

ESTIMATED COST OF REQUIRED IMPROVEMENTS:

\$ 80,000

48

MODERNIZATION INVENTORY

PROJECT: 951 EDDY STREET

CAL 1-39 B

DATE: 3/8/85

YEAR CONSTRUCTED: Unknown

YEAR COMPREHENSIVELY MODERNIZED: 1980

OCCUPANCY: Elderly

TYPE OF ROOF: Built-Up

NUMBER OF UNITS: 24

HEATING SYSTEM: Individual Forced Air

NUMBER OF BUILDINGS: 1

HOT WATER SYSTEM: Solar&Centrl Boiler

BUILDING TYPES: 5 Story

UTILITY ARRANGEMENT: Individual Meters

BLDG CONSTRUCTION: Wood Frame

NUMBER OF ELEVATORS: 1

SITE DESCRIPTION: Slight Slope

COMMUNITY BUILDING/SPACE: Yes

IMPROVEMENTS REQUIRED

HEALTH AND SAFETY ITEMS

Apartment Smoke Detectors

\$ 5,000

Emergency Exit Lighting

3,000

8,000x20%=10,000

DETERIORATION REPAIRS

Wood Windows In Poor Condition

48,000

Interior Painting-Water damage

10,000

58,000x20%=70,000

ITEMS TO IMPROVE LIVEABILITY

ITEMS TO IMPROVE MANAGEABILITY

ESTIMATED COST OF REQUIRED IMPROVEMENTS:

\$ 80,000

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ANALYSIS OF RESULTS

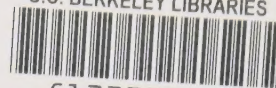
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